

Minutes of the
Planning Commission Meeting
December 22, 2015

The Honeyville City **Planning Commission** met in a **special meeting** on **22 December, 2015** at 7:00 p.m. in the Honeyville City Hall. Present were Bob Kosbab, Keith Dunham, Steven Bullock, Layne Huff, Mary Bingham and Jeremy Call. Ronda Bingham was excused.

Meeting called to order by Steven Bullock at 7:00 p.m.

Invocation – Steve Bullock

Note of conflict of interest if any – Mary Bingham noted that she lives near the property that will be reviewed and discussed in regards to Sid Keller Concept Plan, item A below.

Business:

- A. Sid Keller - Subdivision Concept Plan** - Sid Keller is here requesting approval of Windy Poplars Subdivision Concept Plan. Planning Commission reviewed and discussed this concept plan. Chris Wight, City Engineer has reviewed this plan and issued comments for review. This property is in the A-20 Zone where the lots may vary in sizes. The road through the subdivision dead ends at the property line where private property begins and the city's master plan shows a future proposed developed road if that property is ever developed. Chris Wight's comments include the installation of a gate at the end of the road preventing anyone from accessing property to the north or the subdivision. This is also for protection of the private property. The Bingham's would prefer a fence without a gate. The adjoining property to the north, Earl L. Bingham Ranch is in an agriculture protection zone and it needs to be noted on plan as such as well as having a statement on the plat per the Utah State Code. It was noted that Mt. View Dairy shows on the plat of being in an agriculture zone and they are not and this will need to be corrected and taken off the plat. The road through the subdivision was discussed regarding the length of it as well as it not having an emergency access where it has a temporary turn around. This road is considered a stub street with the temporary turn around for emergency vehicles to utilize when necessary. There was talk about a thirty-three foot right-of-way that is on the Bingham's property that could be used as an emergency access if necessary. This right-of-way should only be for the Bingham's and the Bear River Canal Company to use. There currently is not a road there right now. It was decided that this right-of-way discussion has nothing to do with the Windy Poplars Subdivision. Emergency outlet is the concern with the discussion. It was noted that there are currently a number of flaglots and other dead end roads throughout town that are in the same situation as this road. Planning Commission reviewed and discussed the regulations for concept plan approval. It was noted the arrow pointing north is actually not pointing north on the plat map. It was noted the master road plan is a future plan for future development; it does not mean a developer has to follow that plan. There are stub streets like this road through town and they are also noted on the master road plan. Steven Bullock made a motion to accept Windy Poplars Subdivision Concept Plan with the condition of the gate being installed with signs and agriculture protection notes being added to the plat and that any redline concepts on existing concept plan, Jeremy Call second the motion. Motion passed 5 - 1.

- B. Lot Line Amendment - Frank May SkiDoo Plan** - This item was discussed last month and was approved although there was not a motion on the item. Layne Huff made a motion to approve lot line amendment for Frank May SkiDoo site plan, Bob Kosbab second the motion. Motion passed 6 - 0.
- C. Boyd Bingham - Land Use Discussion** - Nothing to discuss, Boyd Bingham was not in attendance.
- D. 2016 Meeting Schedule and Opening Ceremonies** - 2016 meeting schedule and opening ceremonies was reviewed and discussed. December date will be changed to December 21, 2016. Bob Kosbab made a motion to approve the 2016 Meeting Schedule and Opening Ceremonies with the correction, Keith Dunham second the motion. Motion passed 6 - 0.

Approval of previous minutes – November 18, 2015 – November 18, 2015 were reviewed and discussed. Layne Huff made a motion to approve minutes from November 18, 2015, Mary Bingham second the motion. Motion passed 6 - 0.

Agenda items for next month

- Sid Keller - Subdivision Preliminary Plan

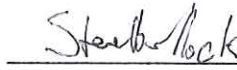
Layne Huff made a motion to adjourn, Steven Bullock second the motion. Motion passed 6 - 0.

Adjournment at 8:08 p.m.

The foregoing minutes were taken and typed by Emily Ketsdever.

Date Approved 2-24-16


Emily Ketsdever, Zoning Administrator


Steven Bullock, Chairman